

PLANNING AND ZONING COMMISSION  
STAFF REPORT

September 21 of 2006



**CU 06-09: Sophia and Richard Ruiz**

**CASE DESCRIPTION:** request for approval of a Conditional Use Permit to allow a neighborhood service establishment, specifically a hair salon, on property in an 'RD-5' Residential District – 5000

**LOCATION:** 901 East 29<sup>th</sup> Street at the south corner of East 29<sup>th</sup> and South Haswell Streets in southeast central Bryan, Brazos County, Texas

**LEGAL DESCRIPTION:** the north 69 feet of Lots 13 and 14 in Block 10 of Phillips Addition

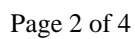
**EXISTING LAND USE:** vacant building

**APPLICANT(S):** Sophia and Richard Ruiz

**STAFF CONTACT:** Martin Zimmermann, Senior Planner

**SUMMARY RECOMMENDATION:** Staff recommends **approving** this Conditional Use Permit, **subject to the condition** that any use and development on the subject property conform to the site plan approved by the Site Development Review Committee on August 22, 2006.





## **BACKGROUND:**

The applicants desire to use an existing building on property at 901 East 29<sup>th</sup> Street for a planned hair salon. The property is zoned 'RD-5' Residential District – 5000. Zoning regulations potentially allow neighborhood service uses such as laundromats, small-scale grocery stores and hair salons in 'RD-5' zoning districts, but only with approval of a Conditional Use Permit.

The applicants are requesting approval of such a Conditional Use Permit. Physical development is planned to occur in accordance with the accompanying site plan. This site plan was conditionally approved by the Site Development Review Committee on August 22, 2006.

## **ANALYSIS:**

Approval of a Conditional Use Permit by the Planning and Zoning Commission shall be based upon the following criteria.

### **1. Conformance with Zoning Ordinance**

**Zoning regulations require that neighborhood service establishments shall: (a.) be limited in gross floor area to 5,000 square feet (business only); (b.) not include fuel sales or other fuel dispensing or storage operations; (c.) have no liquor sales; and (d.) permit beer and wine sales for off-premises consumption only. The proposed hair salon on the subject property meets all of the aforementioned standards.**

### **2. Compatibility with Surrounding Land Uses**

**Staff believes the proposed neighborhood service establishment is compatible with existing residential uses abutting the subject property, in terms of use, building height, bulk and scale, setbacks and open spaces, landscaping, drainage, or access and circulation features.**

### **3. Effect on Vehicular and Pedestrian Traffic in the Vicinity**

**Staff believes the proposed neighborhood service establishment will not adversely affect the safety and convenience of vehicular and pedestrian circulation in this vicinity, considering existing zoning and land uses in the area.**

### **4. Protection from Erosion, Flood or Water Damage, Fire, Noise, Glare, and Similar Hazards or Impacts**

**Staff was unable to identify any adverse impacts that may result from the proposed use at this location.**

### **5. Adequacy and Convenience of Off-street Parking and Loading Facilities**

**Adequate and convenient off-street parking is proposed to be provided on the premises, as required by the City of Bryan Land and Site Development Ordinance.**

### **6. Conformance with the Objectives and Purpose of the Zoning District**

**Staff contends the proposed neighborhood service use meets the objectives and purpose of the residential zoning district within which it is proposed to be located.**

**RECOMMENDATION:**

Staff recommends **approving** this Conditional Use Permit, **subject to the condition** that any use and development on the subject property conform to the site plan approved by the Site Development Review Committee on August 22, 2006.